



Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NICHOLE MCCARTY, PLANNER II *nm*
(480) 503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016 CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 5 , 2014

SUBJECT: S14-10 RAY AND RECKER: REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 57 SINGLE FAMILY HOME LOTS (LOTS 1-57) ON APPROXIMATELY 16.53 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF RAY AND RECKER ROADS, IN THE SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

To allow for the development of a 57 lot residential subdivision compatible with the current surrounding uses.

RECOMMENDED MOTION

Approval of the Preliminary Plat for Ray and Recker, approximately 16.53 acres consisting of 57 single family lots, generally located at the northwest corner of Ray and Recker Roads zoned Single Family – D (SF-D) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

EPS Group, Inc.
Drew Huseth
2045 S. Vineyard, Ste. 101
Mesa, AZ 85210
480-503-2250
drew.huseth@epsgroupinc.com

Benjamin and Jenny Piccola
15229 E. Octotillo
Chandler, AZ 85249
480-624-2715

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>June 20, 2006</i>	The Town Council annexed 17.6 acres proposed for residential land development under Annexation Ordinance No. A07-7.
<i>July 18, 2006</i>	The Town Council adopted Resolution No. 2708 (GP06-1) amending the General Plan Land Use designation from Residential > 5-8 DU/Acre to Residential > 3.5-5 DU/Acre and Ordinance No. 1800 (Z06-8) rezoning the subject site from Rural-43 (R-43) to Single Family Detached with a Planned Area Development Overlay (SF-D PAD).
<i>December 6, 2006</i>	The Planning Commission approved case S06-9, a Preliminary Plat for 62 homes on this project site.

Overview

The owners of the project site previously received Town Council approval in 2006 amending the General Plan designation to Residential > 3.5-5 DU/Acre and rezoning the property to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Subsequent to these approvals, the applicant is requesting Preliminary Plat and Open Space Plan approval for a 57 lot residential subdivision with a minimum lot size of 50' x 120' (6,000 sq. ft.). The applicant will be submitting a project name change request to officially rename the subdivision Segretto.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 3.5-5 DU/Acre	Single Family-43 (SF-43) and Public Facilities (PF/I)	Single family residential (previously County island)
South	Residential > 5-8 DU/Acre	Single Family-8 (SF-8)	Ray Road then vacant/undeveloped land
East	Residential > 3.5-5 DU/Acre	Single Family-6 (SF-6)	Recker Road then The Gardens subdivision
West	Residential > 3.5-5 DU/Acre	Single Family-6 (SF-6)	Ray Ranch III subdivision

Site Development Standards:

Zoning District:	SF-D PAD
Number of Lots/ Density	57 lots (Density – 3.45 DU/ Acre)
Minimum Lot Area (sq. ft.)	6,000 sq. ft.
Minimum Lot Dimensions (ft.)	50' x 120'
Maximum Height (ft.)/Stories	30'/ 2-stories
Setbacks: Front Yard Side Yard Rear Yard	16.5' 5'/5' 10' 20' for lots 43-57 (along northern boundary)

Preliminary Plat

The 16.53 acre parcel is a rectangular shape with a piece of the northeastern portion of the rectangle being excluded due to the existing Town of Gilbert well site. The proposed lot sizes and areas exceed the approved PAD standards for the property. The subject property is located in the Gateway Character area and the proposal follows the design guidelines previously approved for this area.

There are three vehicular access points to the proposed subdivision including two off of Ray Road, with the primary entrance being the Forest Avenue entrance. Constitution Drive off of Recker Road serves as the secondary entrance to the subdivision.

The primary retention basin for the site is located at the southeast corner of the property at the intersection of Ray and Recker. The secondary basin is located along Ray Road. Two other tracts in the subdivision serve as open space/retention to meet the grading and drainage needs of the community.

Open Space Plan

The open space amount is approximately 26% (3.51 acres) and is predominantly located along the Ray and Recker Road street frontages. There will also be a centralized park that is easily accessible from the entire development and includes a Ramada, benches, tot lot, grill/bbq station and turf area. A second open space element is located near the intersection of Ray and Recker and includes a Ramada and a bench with a trellis feature.

There is an existing 8'-0" solid screening wall around the southern and eastern boundaries of the Town of Gilbert well site. This wall will become a shared wall with lot numbers 1-8 and 57. A new solid 6'-0" CMU theme wall with columns will be constructed throughout the subdivision and stained two different shades of tan – Harvest Brown and Maricopa Brown. Two of the three entries will have a monument sign with stone veneer columns, trellis feature and colorful accent plantings. The entrances will also feature decorative paving in the form of stamped asphalt.

The Open Space Plan is less than 20 acres and will be reviewed administratively by staff after the preliminary plat is approved.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No public comment has been received regarding the preliminary plat and open space plan.

SCHOOL DISTRICT COMMENTS

Staff has received no comment from the Gilbert School District.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S14-10: Ray and Recker Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and S14-10, Ray and Recker, approximately 16.53 acres consisting of 57 single family lots, generally located at the northwest corner of Ray and Recker Roads zoned Single Family – D (SF-D) with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. The Final Plat for S14-10, Ray and Recker, shall be in substantial conformance with Attachment 3 Preliminary Plat approved by the Planning Commission at the November 5, 2014 public hearing and Attachment 4, the Open Space Plan approved on October 28, 2014 through Administrative Design Review.
2. The cross section for Recker Road will be updated to comply with Town Engineering standards for a Minor Arterial, provided to the applicant on October 29, 2014.

3. The final location of the SRP 69kV poles shall be approved by both SRP and Town Engineering Staff.

Respectfully submitted,



Nichole McCarty
Planner II

Attachments:

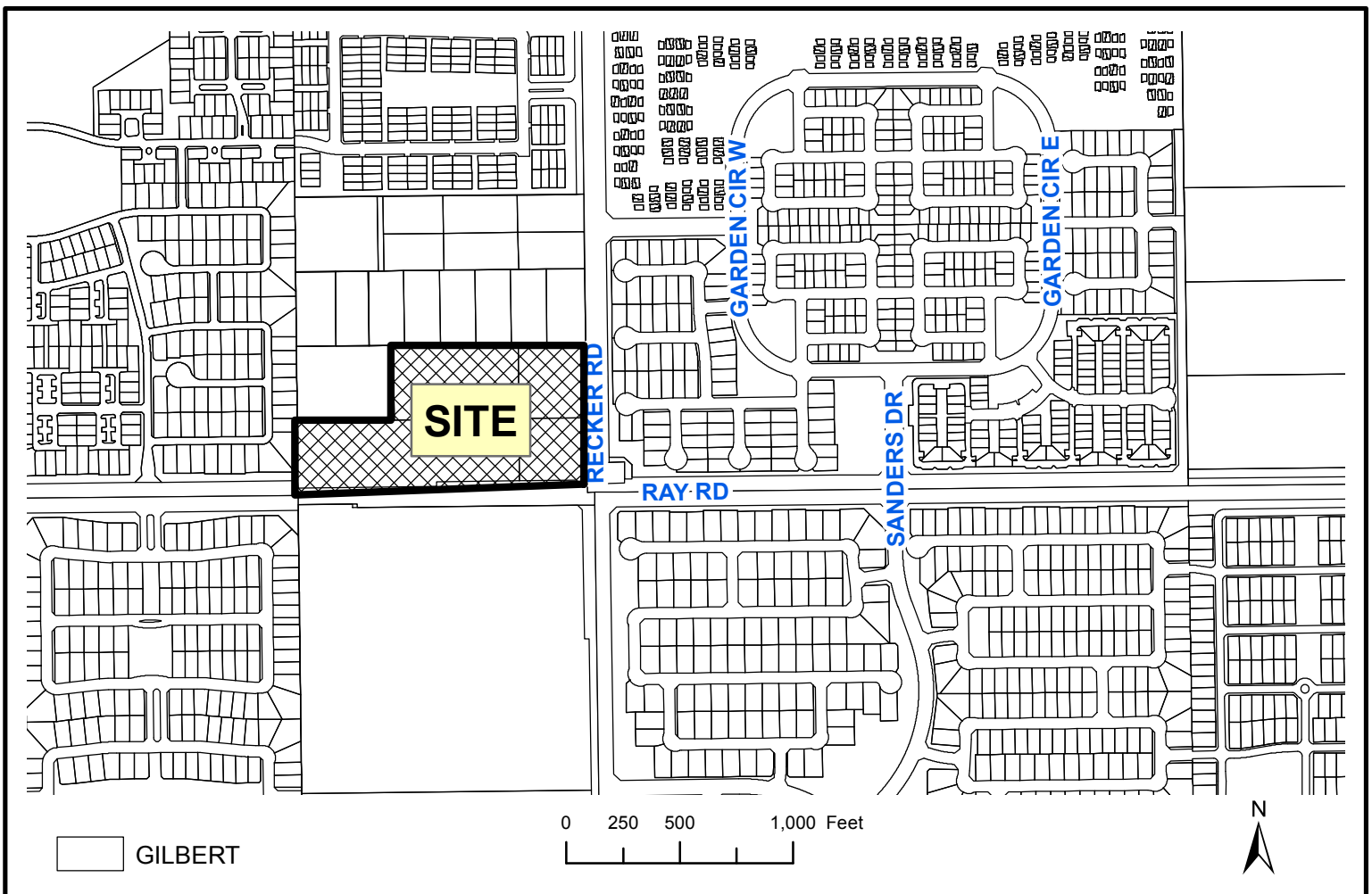
- Attachment 1: Notice of Public Hearing
- Attachment 2: Aerial Photo
- Attachment 3: Preliminary Plat
- Attachment 4: Open Space Plan (For reference only)

November 5, 2014

Notice of Public Hearing**PLANNING COMMISSION DATE:****Wednesday, October 1, 2014* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive***** Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

S14-10: Request to approve Preliminary Plat and Open Space Plan for KB Homes , for 57 home lots (Lots 1-57) on approximately 16.53 acres of real property located at the northwest corner of Recker and Ray Roads in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:

APPLICANT: EPS Group, Inc.
CONTACT: Josh Hannon / Drew Huseth
ADDRESS: 2045 S. Vineyard, Suite 101
 Mesa, AZ 85210

TELEPHONE: (480) 503-2250
E-MAIL: josh.hannon@epsgroupinc.com
drew.huseth@epsgroupinc.com



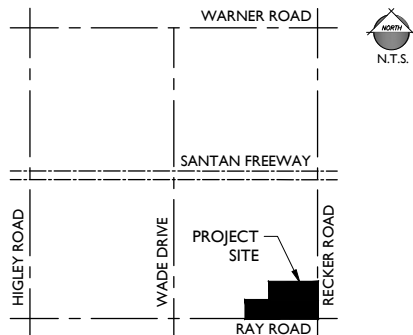
114014017

PRELIMINARY PLAT
FOR
SEGRETTO

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

S14-10
Attachment 3: Preliminary Plat
November 5, 2014

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
THE BENJAMIN E. AND JENNY M. PICCOLA
REVOCABLE FAMILY TRUST
15229 E. OCOTILLO
GILBERT, AZ 85298
TEL: (480)-624-2715
CONTACT: JANET BETTS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DREW HUSETH, AICP /
DAN 'OX' AUXIER, PE

DEVELOPER:
KB HOME
10429 S. 51st STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: MATT BRADY

PROJECT DATA

A.P.N. 304-28-772; 008 (A.D.E.)
CURRENT LAND USE: UNDEVELOPED
EXISTING GENERAL PLAN: RESIDENTIAL > 3.5 - 5 DU/AC
EXISTING ZONING: SINGLE FAMILY-DETACHED PAD (SF-D PAD)

GROSS AREA: +/- 16.53 ACRES
NET AREA: +/- 13.55 ACRES
(EXCLUDING RAY RD. &
RECKER ROAD RIGHTS-OF-WAYS)

NO. OF LOTS: 57
LOT SIZE: 50'x120'

GROSS DENSITY: 3.45 DU/AC

OPEN SPACE: 3.51 AC.
OPEN SPACE (GROSS): +/- 21.2%
OPEN SPACE (NET): +/- 25.9%

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO APPROVED TOWN OF GILBERT ORDINANCE NO. 1800.

BUILDING SETBACK
FRONT 16.5'
SIDE 5' & 5'
REAR 10'
20' FOR LOTS ALONG NORTH BDRY.
(LOT NOS. 43 - 57)

LOT AREA
MINIMUM 5,310 SQ. FT.
PROPOSED 6,000 SQ. FT.

BUILDING HEIGHT 30' / 2-STORIES

ARTERIAL LANDSCAPE SETBACKS 50' (RECKER ROAD)
VARIES 20'-100' (RAY ROAD)

INTERSECTION LANDSCAPE SETBACK
REQUIRED APPROX. 145'x150' (21,750 SQ. FT.)
PROPOSED APPROX. 137' x 178' (22,367 SQ. FT.)

UTILITIES

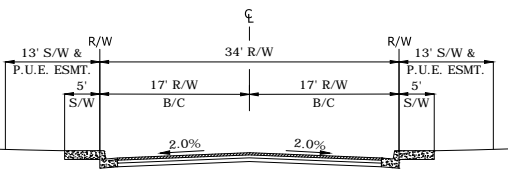
WATER TOWN OF GILBERT
SEWER TOWN OF GILBERT
GAS SOUTHWEST GAS
ELECTRIC SALT RIVER PROJECT (SRP)
TELEPHONE CENTURYLINK / COX
REFUSE TOWN OF GILBERT
CABLE TV CENTURYLINK / COX

BASIS OF BEARING

N89°23'50"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T1S, R6E

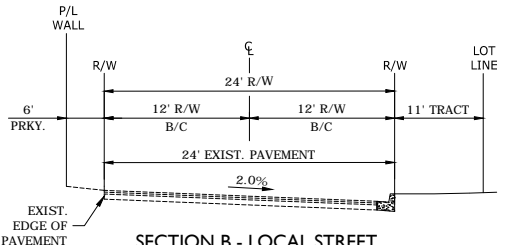
BENCHMARK

3" MCDOT BCHH STAMPED T1S, R6E 23 24 25 26, AT SOUTHEAST CORNER OF SECTION 23, T1S, R6E AT INTERSECTION OF RECKER AND RAY ROADS. ELEVATION = 1305.52 (GDACS/TOG DATUM)



SECTION A - ENTRY ROAD
EAST CONSTITUTION DRIVE

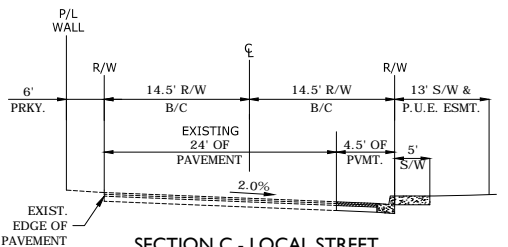
*MULTI-PURPOSE EASEMENT DEDICATED TO TOWN OF GILBERT FOR SIDEWALKS, STREET LIGHTS, STREET SIGNS AND UTILITIES.
HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING.



SECTION B - LOCAL STREET
SOUTH COLÉ DRIVE (NORTH OF LIBERTY LANE) - LOOKING NORTH

*MULTI-PURPOSE EASEMENT DEDICATED TO TOWN OF GILBERT FOR SIDEWALKS, STREET LIGHTS, STREET SIGNS AND UTILITIES.
HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING.

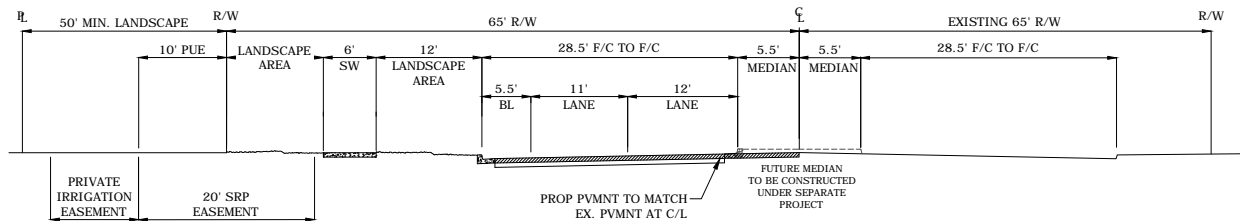
NOTE: 5' SIDEWALK ON EAST SIDE ONLY ALONG TRACT 'C'



SECTION C - LOCAL STREET
SOUTH COLÉ DRIVE (SOUTH OF LIBERTY LANE) - LOOKING NORTH

*MULTI-PURPOSE EASEMENT DEDICATED TO TOWN OF GILBERT FOR SIDEWALKS, STREET LIGHTS, STREET SIGNS AND UTILITIES.
HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING.

NOTE: 5' SIDEWALK ON EAST SIDE ONLY ALONG TRACT 'B'

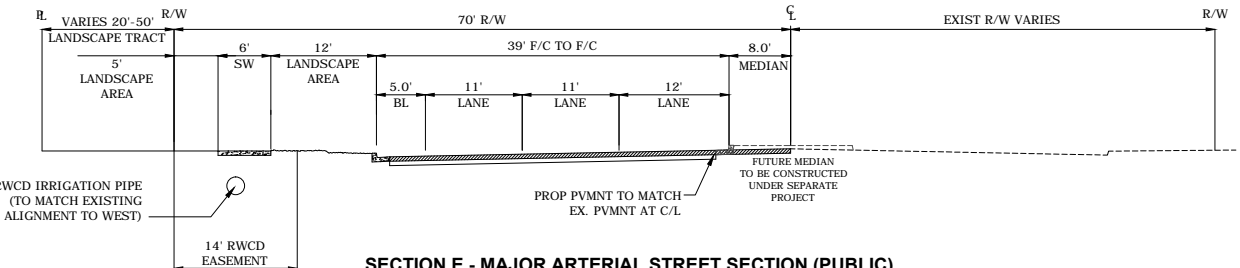


SECTION D - MINOR ARTERIAL STREET SECTION (PUBLIC)

RECKER ROAD
(LOOKING NORTH)

NOTE:

- THE WEST-HALF ROADWAY PAVEMENT IMPROVEMENTS OF RECKER ROAD SHALL BE CONSTRUCTED AS APPROVED BY THE TOWN ENGINEER DURING THE CONSTRUCTION DOCUMENTS PHASE



SECTION E - MAJOR ARTERIAL STREET SECTION (PUBLIC)

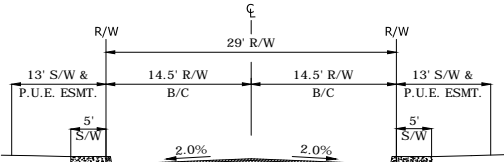
RAY ROAD
(LOOKING EAST)

ZONING: SINGLE-FAMILY - 43 (SF-43)

TOWN OF GILBERT WELL SITE
ZONING: PUBLIC FACILITY / INSTITUTIONAL (PFI)
304-28-771

ZONING: SINGLE-FAMILY - 8 (SF-8)

ZONING: 94
ASHLEY
HIGHTS,
BK. 527,
PG. 45, M.C.A.

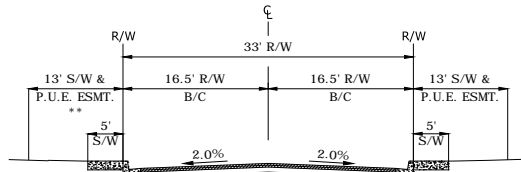


SECTION F - LOCAL STREET
STREET SECTION FOR LOTS 1-8 - LOOKING EAST

*MULTI-PURPOSE EASEMENT DEDICATED TO TOWN OF GILBERT FOR SIDEWALKS, STREET LIGHTS, STREET SIGNS AND UTILITIES.
HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING.

NOTES:

- ON STREET PARKING ALLOWED ON ONE SIDE PER TOG FIRE DEPARTMENT
- THIS SECTION SHALL BE SIGNED WITH FIRE LANE SIGNAGE PER FIRE REQUIREMENTS



SECTION G - LOCAL STREET

*MULTI-PURPOSE EASEMENT DEDICATED TO TOWN OF GILBERT FOR SIDEWALKS, STREET LIGHTS, STREET SIGNS AND UTILITIES.
HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING.

14-023

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Project: SEGRETTO
Gilbert, AZ

COVER SHEET

Revisions:

JUNE 18, 2014 - PRE-APPLICATION SUBMITTAL
AUGUST 5, 2014 - 1ST SUBMITTAL
OCTOBER 20, 2014 - 2ND SUBMITTAL



Designer: DANIEL B. AUXIER
Drawn by: DCH



Expires: 12/31/2015

Job No.

14-023

CS01

Sheet No.

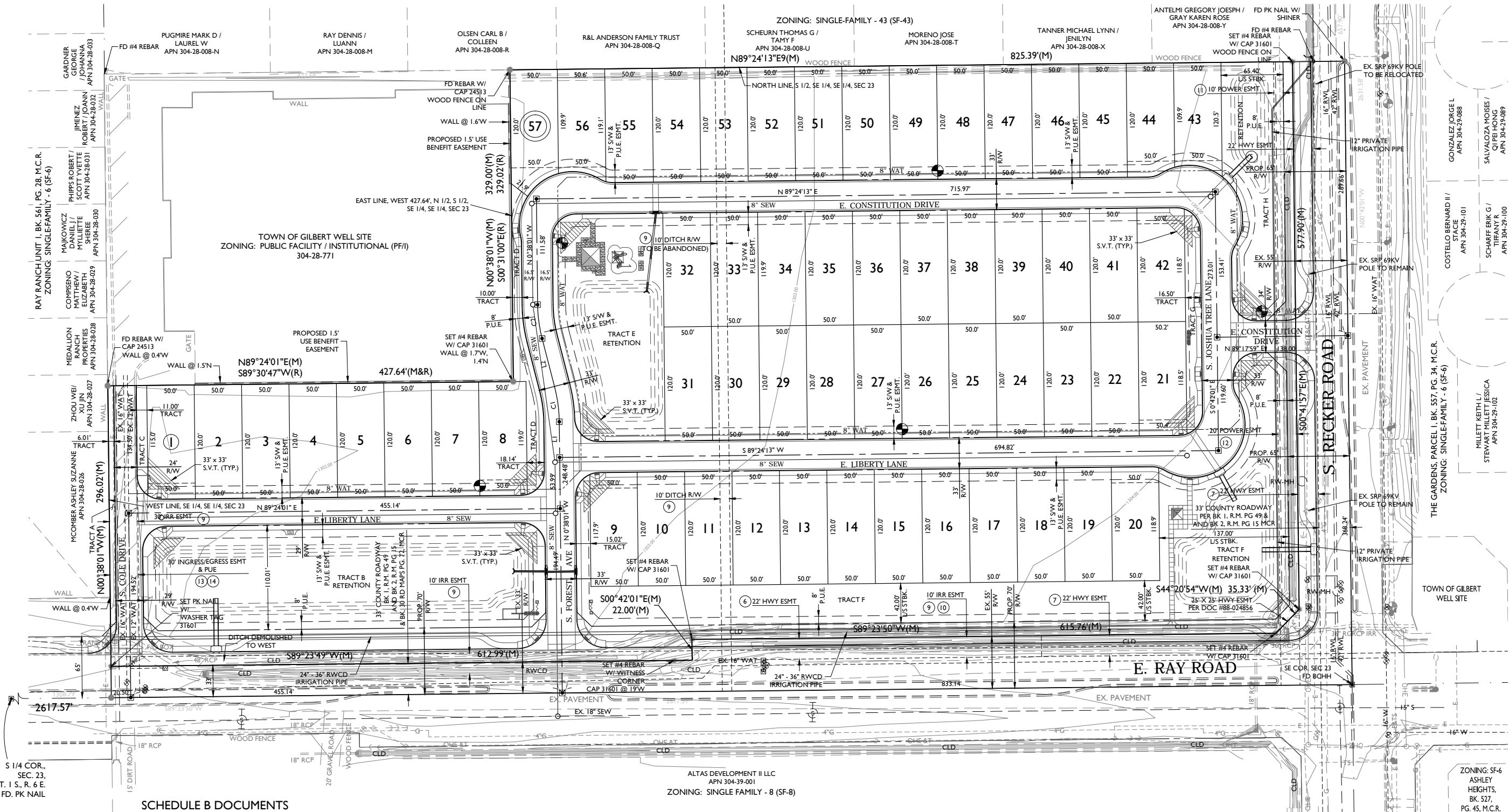
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of 2

Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
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2	6000.00	12	6000.00	22	6000.49	32	5999.51	42	6007.75	52	6000.00
3	6000.00	13	6000.00	23	6000.49	33	5999.51	43	5549.17	53	6000.00
4	6000.00	14	6000.00	24	6000.49	34	5999.51	44	5875.57	54	6000.00
5	6000.00	15	6000.00	25	6000.49	35	5999.51	45	6000.00	55	5997.52
6	6000.00	16	6000.00	26	6000.49	36	5999.51	46	6000.00	56	5544.94
7	6000.00	17	6000.00	27	6000.49	37	5999.51	47	6000.00	57	6071.24
8	5997.81	18	6000.00	28	6000.49	38	5999.51	48	6000.00	TOTAL 341,048.44 SQ. FT.	
9	5993.26	19	6000.00	29	6000.49	39	5999.51	49	6000.00		
10	6000.00	20	5997.33	30	6000.49	40	5999.51	50	6000.00		

TRACT	USE	AREA (SF)	AREA (AC)
Tract : A	Landscape, Open Space	1513	0.03
Tract : B	Landscape, Open Space, Retention	46165	1.060
Tract : C	Landscape, Open Space	1205	0.028
Tract : D	Landscape, Open Space	4497	0.103
Tract : E	Landscape, Open Space, Retention, Amenity Area	25868	0.594
Tract : F	Landscape, Open Space, Retention, Amenity Area	54638	1.254
Tract : G	Landscape, Open Space	3700	0.085
Tract : H	Landscape, Open Space, Retention	15621	0.359
	Total Tract Area	153207 SF	3.51 AC

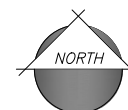
LINE TABLE		
LINE	LENGTH	BEARING
L1	37.61'	N00°38'01"W
L2	53.81'	N14°26'10"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	36.13'	150.00'	36.05'	013°48'09"
C2	36.13'	150.00'	36.05'	013°48'09"



SCHEDULE B DOCUMENTS

- | | | | | | |
|----|--|-----|--|-----|---|
| 5. | ALL MATTERS AS SET FORTH IN EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES, RECORDED JANUARY 13, 1988 AS 88-016015 OF OFFICIAL RECORDS. | 9. | AN EASEMENT FOR IRRIGATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS DOCKET 9198, PAGE 855, 856, 857 AND 858. | 12. | AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 16, 2003 AS 2003-0483085 OF OFFICIAL RECORDS. |
| 6. | ALL MATTERS AS SET FORTH IN EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES, RECORDED JANUARY 13, 1988 AS 88-016022 OF OFFICIAL RECORDS. | 10. | AN EASEMENT FOR IRRIGATION PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 14, 1988 AS 88-017933 AND 88-017934 BOTH OF OFFICIAL RECORDS. | 13. | AN EASEMENT TO THE TOWN OF GILBERT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 03, 2006 AS 2006-0004848 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2) |
| 7. | ALL MATTERS AS SET FORTH IN EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES, RECORDED JANUARY 19, 1988 AS 88-024856 OF OFFICIAL RECORDS. | 11. | AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 16, 2003 AS 2003-0483068 OF OFFICIAL RECORDS. | 14. | AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 05, 2012 AS 2012-0184035 OF OFFICIAL RECORDS. |

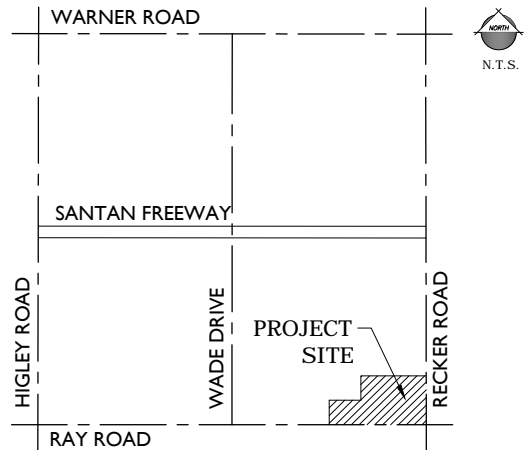


Segretto

GILBERT, ARIZONA



VICINITY MAP



Preliminary Landscape Design Package

Submitted: August 5, 2014
Revised: October 1, 2014

PROJECT TEAM

DEVELOPER:

KB HOME - ARIZONA DIVISION
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480) 758-3040
FAX: (480) 758-3050
CONTACT: SAM GRIFFIN

LANDSCAPE ARCHITECT:

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ALIZA SABIN, RLA, LEED AP

PLANNER:

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DREW HUSETH, AICP

CIVIL ENGINEER:

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, PE



PROJECT DATA

A.P.N. 304-28-772; 008 (A,D,E)
CURRENT LAND USE: UNDEVELOPED
EXISTING GENERAL PLAN: RESIDENTIAL > 3.5 - 5 DU/AC
EXISTING ZONING: SINGLE FAMILY-DETACHED PAD (SF-D PAD)

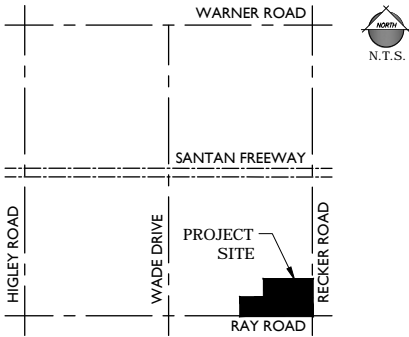
GROSS AREA: +/- 16.53 ACRES
NET AREA: +/- 13.55 ACRES
(EXCLUDING RAY RD. & RECKER ROAD RIGHTS-OF-WAYS)

NO. OF LOTS: 57
LOT SIZE: 50'x120'

GROSS DENSITY: 3.45 DU/AC

OPEN SPACE: 3.51 AC.
OPEN SPACE (GROSS): +/- 21.2%
OPEN SPACE (NET): +/- 25.9%
TURF AREA: 0.34 AC. / 14,954 SF (9.7%)

VICINITY MAP



KEYNOTES

- 1 PRIMARY ENTRY MONUMENT

2 SECONDARY ENTRY MONUMENT

3 OPEN SPACE SHADE RAMADA

4 TOT LOT

5 RAMADA

6 BIKE RACK

7 BBQ GRILL / TRASH

8 TURF
- 9 LANDSCAPE BENCH

10 DECORATIVE PAVING (STAMPED ASPHALT)

11 STREET THEME TREE

12 MAILBOX

13 RAY ROAD THEME TREE

14 TRELLIS WITH BENCH

15 5' CONCRETE SIDEWALK

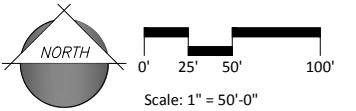
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Caesalpinia cacalaco	Cascalote-Smoothie	24" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Dalbergia sissoo	Sissoo	24" Box
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Parkinsonia x Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pistacia chinensis	Chinese Pistache	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS		COMMON NAME	SIZE
	Acacia redolens Desert Carpet	Prostrate Acacia	1 Gal
	Agave gemoniflora	Twin Flowered Agave	5 Gal
	Bougainvillea species	Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon x 'Little John'	Dwarf Callistemon	1 Gal
	Dalea greggii	Trailing Indigo Bush	5 Gal
	Eremophila macuata 'Valentine'	'Valentine' Emu Bush	5 Gal
	Euphorbia rigida	Gopher Plan	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	1 Gal
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi El Toro	Bull Grass	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal
	Tetranneuris acaulis	Angelita Daisy	1 Gal

TURF		
	Cynodon dactylon 'Tifway 419'	Tifway 419 Sod
	Vegetative Groundcover with 5/8" Screened Decomposed Granite Table Mesa Brown or Equal, 2" Depth Min.	



KEYNOTES

- 1 RAMADA (20' SQ.)
- 2 TOT LOT
- 3 MAILBOX
- 4 BBQ GRILL
- 5 TURF
- 6 LANDSCAPE BENCH
- 7 5' CONCRETE SIDEWALK
- 8 DECORATIVE CONCRETE
- 9 RAMADA (12' SQ.)
- 10 BIKE RACK
- 11 TRASH RECEPTACLE
- 12 FORMAL ACCENT PLANTING

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Caesalpinia cacalaco	Cascalote-Smoothie	24" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Dalbergia sissoo	Sissoo	24" Box
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pistacia chinensis	Chinese Pistache	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Acacia redolens Desert Carpet	Prostrate Acacia 1 Gal
	Agave geminiflora	Twin Flowered Agave 5 Gal
	Bougainvillea species	Bougainvillea 5 Gal
	Calliandra californica	Baja Fairy Duster 5 Gal
	Calliandra eriophylla	Pink Fairy Duster 5 Gal
	Callistemon x 'Little John'	Dwarf Callistemon 1 Gal
	Dalea greggii	Trailing Indigo Bush 5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush 5 Gal
	Euphorbia rigida	Gopher Plan 5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca 1 Gal
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	Muhlenbergia emersleyi El Toro	Bull Grass 5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander 5 Gal
	Ruella peninsularis	Desert Ruella 5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells 5 Gal

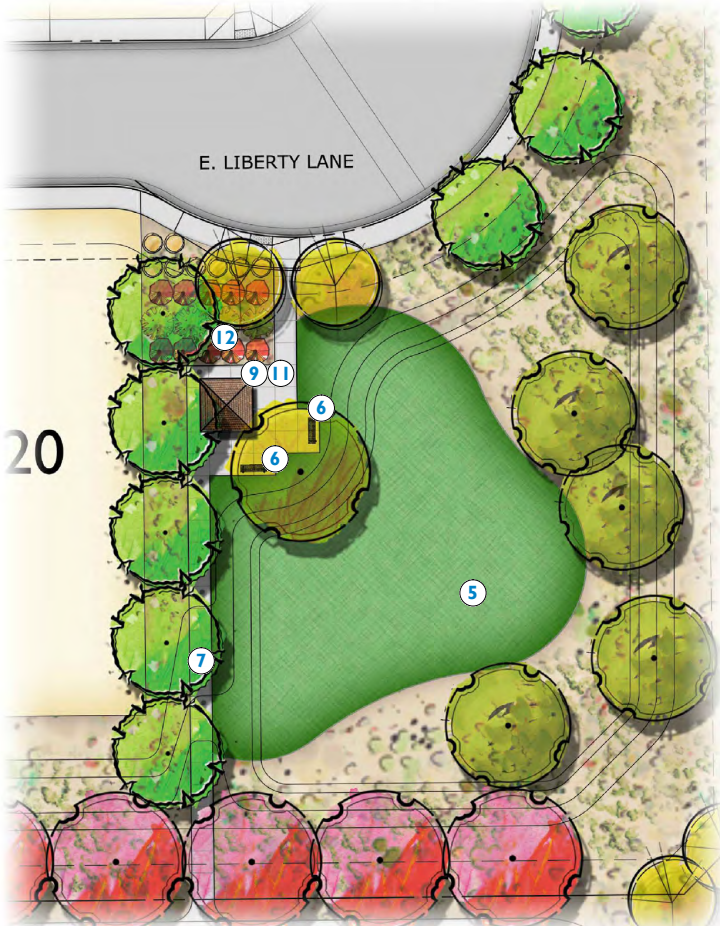
GROUNDCOVERS	COMMON NAME	SIZE
	Lantana x 'New Gold'	New Gold Lantana 1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary 1 Gal
	Ruella brittoniana 'Katie'	Katie Ruella 1 Gal
	Tetranneuris acaulis	Angelita Daisy 1 Gal

TURF	COMMON NAME	SIZE
	Cynodon dactylon 'Tifway 419'	Tifway 419 Sod
	Vegetative Groundcover with 5/8" Screened Decomposed Granite Table Mesa Brown or Equal, 2" Depth Min.	



32

31



E. LIBERTY LANE

2 SECONDARY AMENITY ENLARGEMENT
Scale: 1" = 20'-0"



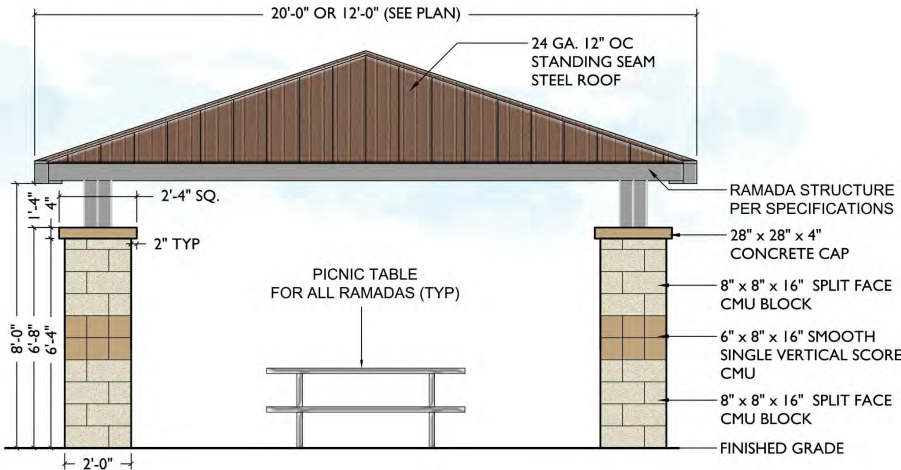
PLAYGROUND SURFACE

3 PLAYGROUND
NTS



RAMADA AT TOT LOT AREA
BY CLASSIC RECREATION SYSTEMS OR EQUAL

- GENERAL NOTES:
- 1. SHADE STRUCTURE FROM CLASSIC RECREATION, INC., 'DENVER' MODEL.
 - 2. STRUCTURAL ENGINEERING OF THE LARGE SHADE STRUCTURE AND SUPPORTING STRUCTURAL ELEMENTS WILL BE A DEFERRED SUBMITTAL.
 - 3. SEE COLOR & MATERIAL BOARD FOR ADDITIONAL INFORMATION.



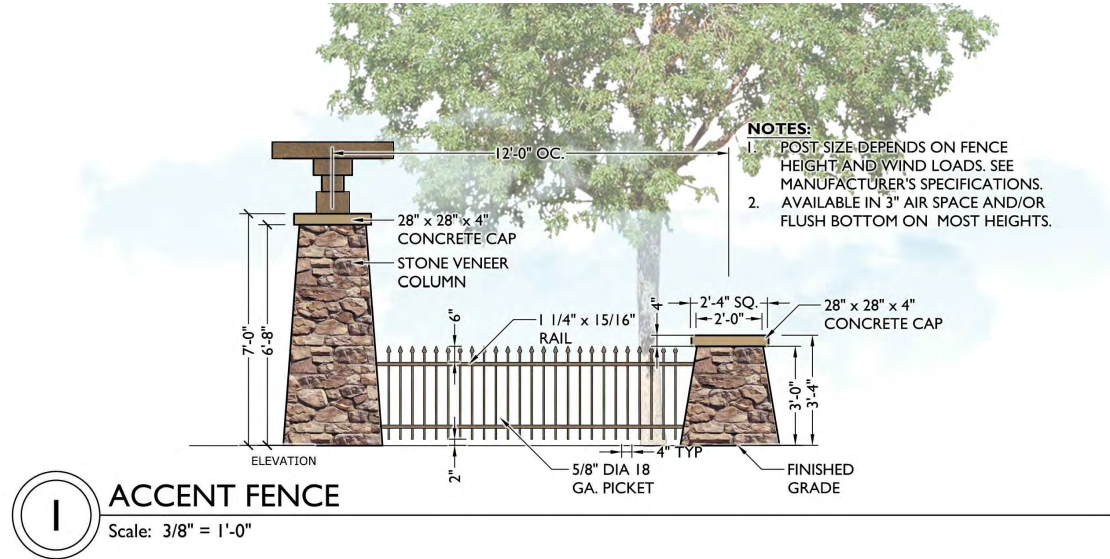
4 RAMADA
Scale: 3/8" = 1' - 0"

1 PRIMARY AMENITY ENLARGEMENT
Scale: 1" = 20'-0"



KEYNOTES

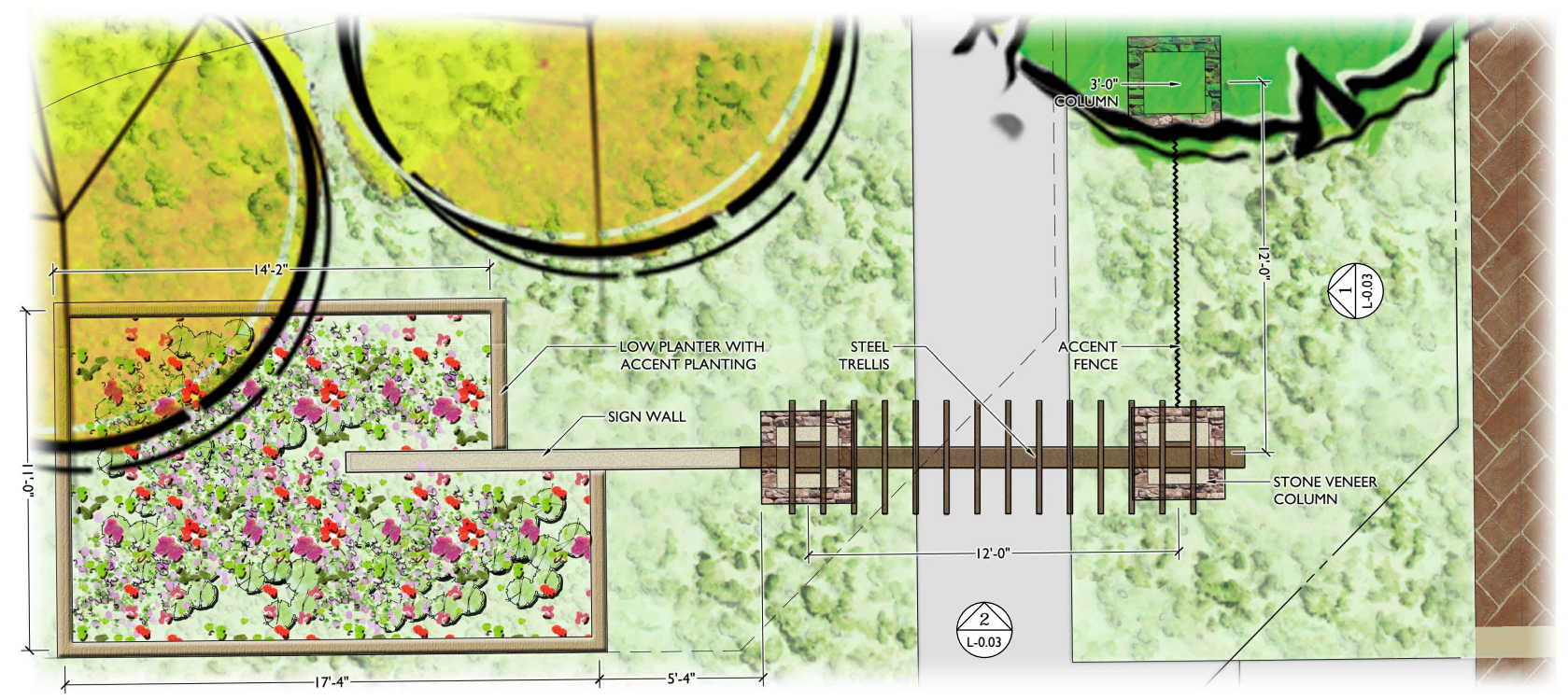
- 1 COLORFUL ACCENT PLANTING
- 2 PRIMARY ENTRY MONUMENT
- 3 36" BOX TREE
- 4 STAMPED ASPHALT
- 5 ACCENT FENCE
- 6 ENTRY TRELLIS
- 7 3'-0" COLUMN



1 PRIMARY ENTRY PLAN
Scale: 1" = 10'-0"



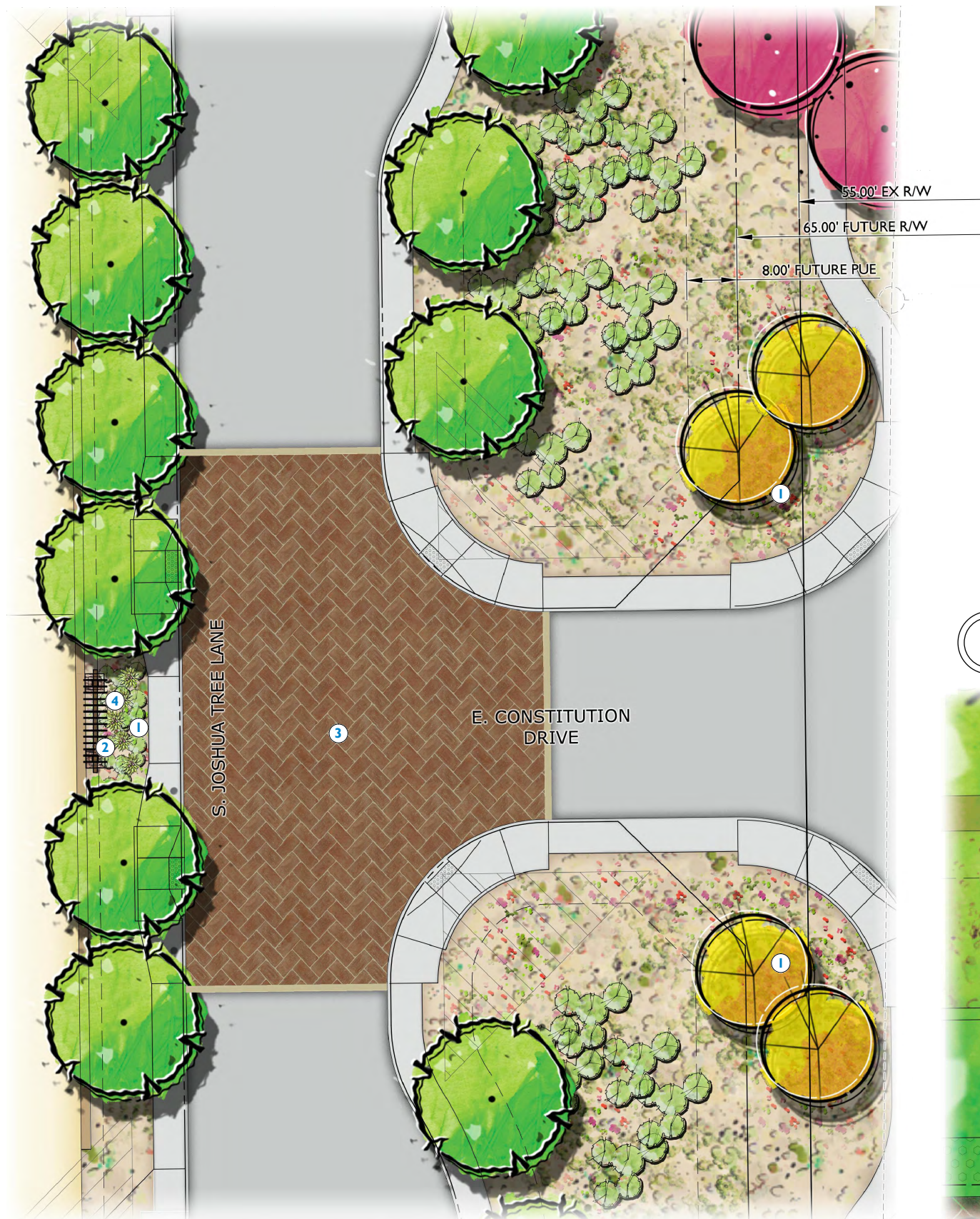
2 PRIMARY ENTRY MONUMENT ELEVATION
Scale: 3/8" = 1'-0"



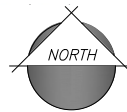
3 PRIMARY ENTRY MONUMENT PLAN
Scale: 3/8" = 1'-0"

KEYNOTES

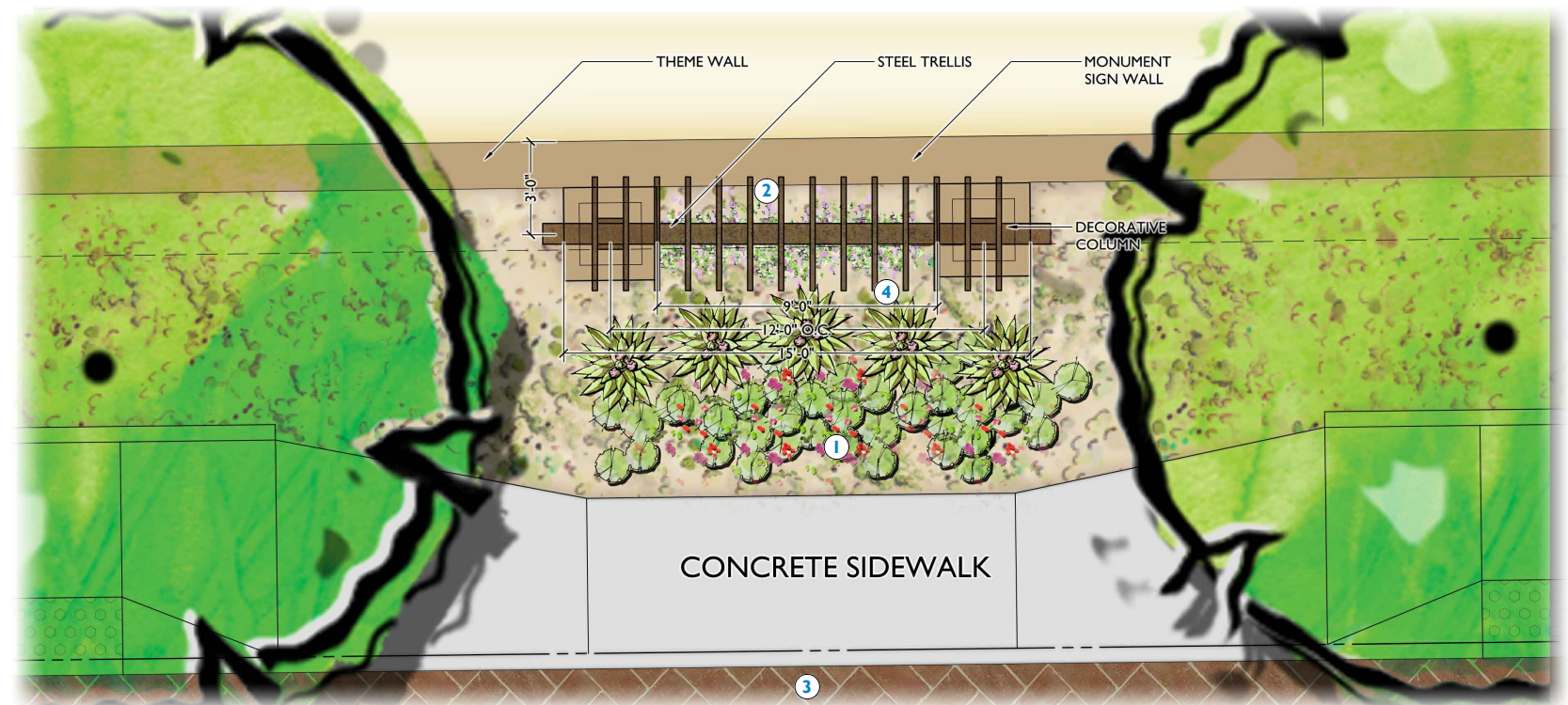
- 1 COLORFUL ACCENT PLANTING
- 2 SECONDARY ENTRY MONUMENT
- 3 DECORATIVE PAVING (STAMPED ASPHALT)
- 4 ENTRY TRELLIS



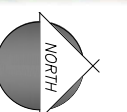
1 SECONDARY ENTRY PLAN
Scale: 1" = 10'-0"



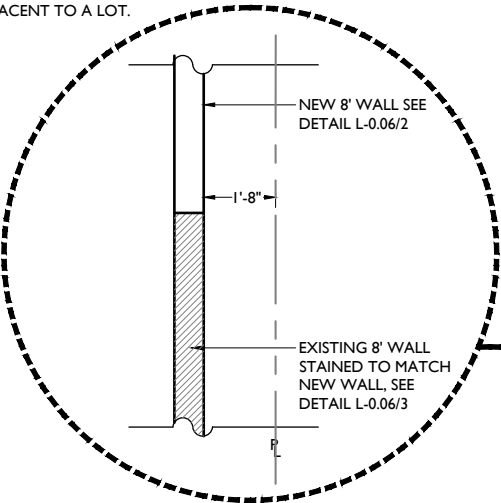
2 SECONDARY ENTRY MONUMENT ELEVATION
Scale: 3/8" = 1'-0"



3 SECONDARY ENTRY MONUMENT PLAN
Scale: 1/4" = 1'-0"



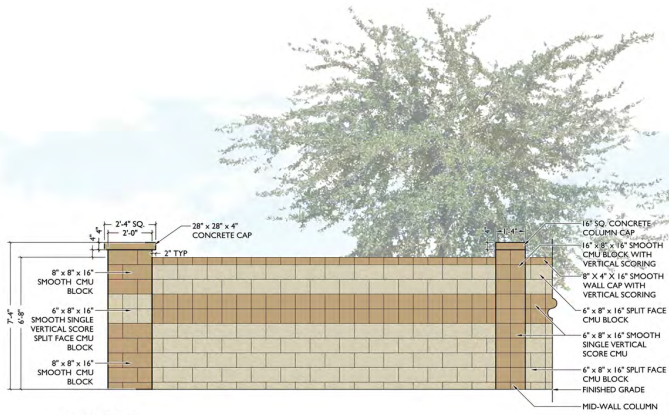
NOTE:
NEW WALL TO ALIGN WITH EXISTING WALL.
STAIN WALL TO MATCH DETAIL L-0.06/2
WHERE ADJACENT TO LANDSCAPE TRACT.
MAINTAIN EXISTING GRAY BLOCK WHEN
WALL IS ADJACENT TO A LOT.



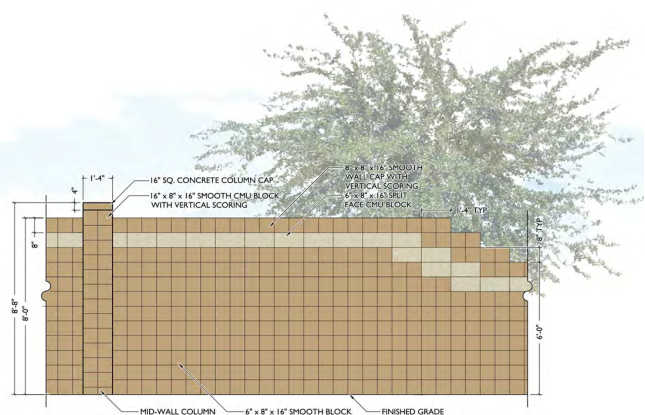
1 WALL CONNECTION
NTS



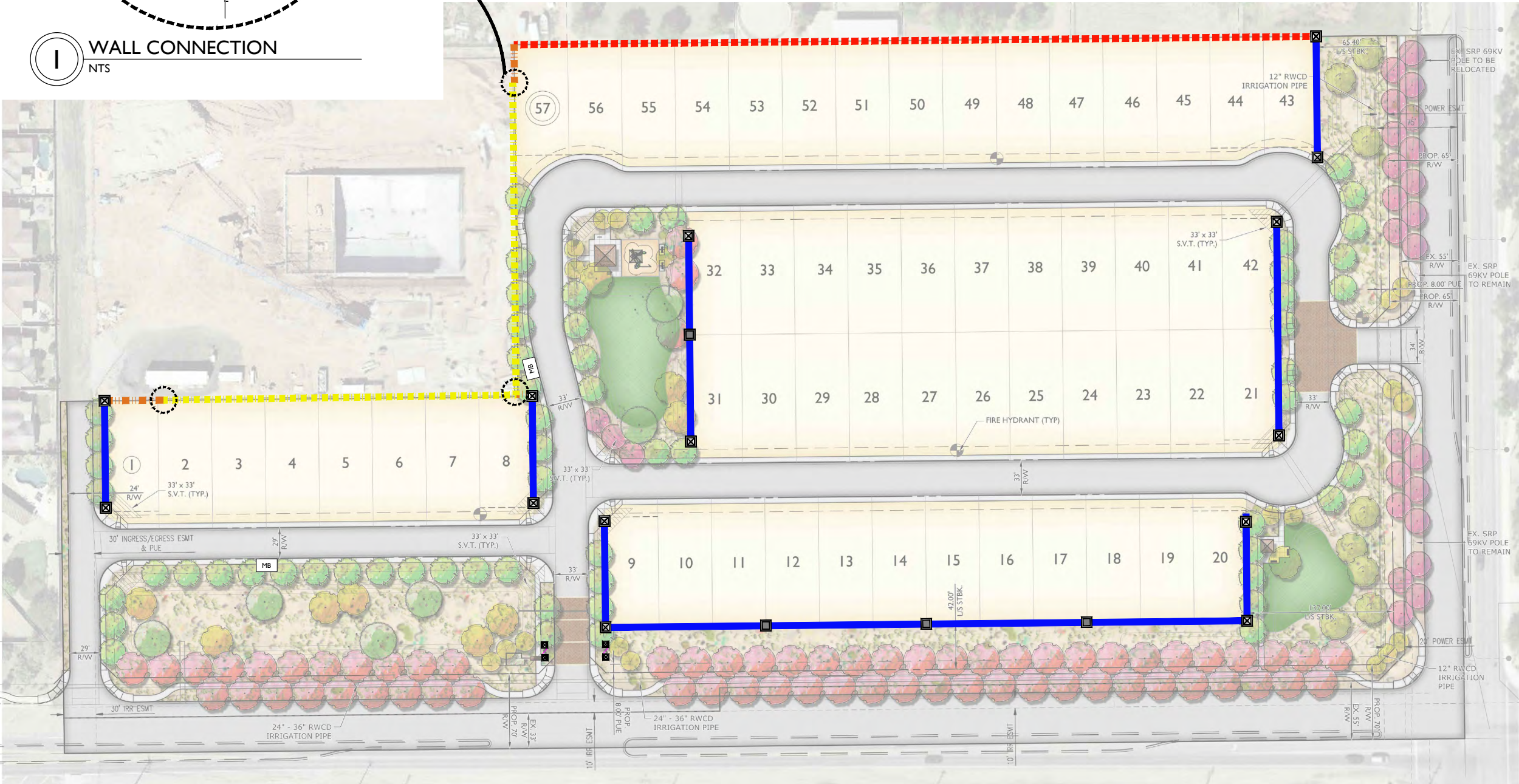
EXISTING 8' WALL



6' THEME WALL

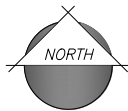


8' SCREENING WALL

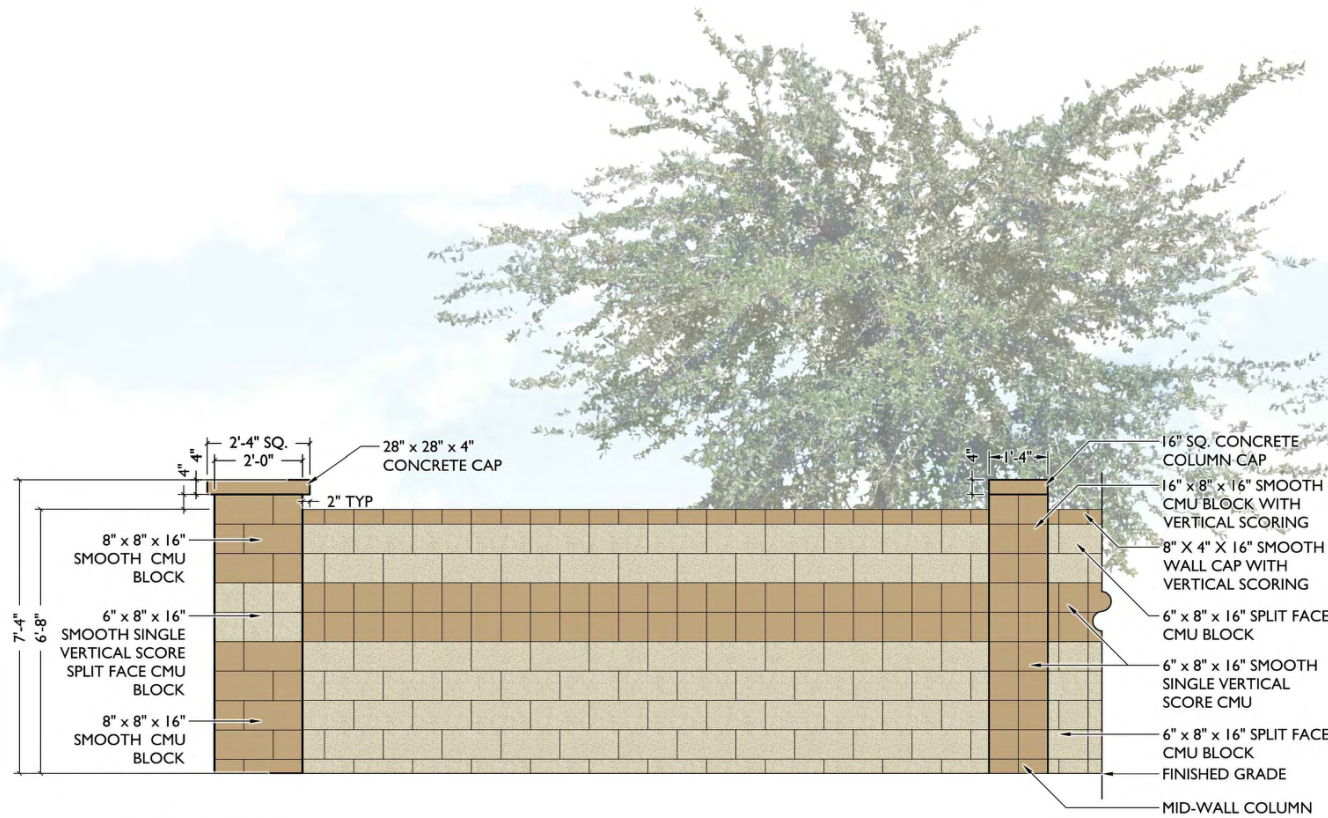


WALLS LEGEND

SYMBOL	ITEM	KEY
	DECORATIVE COLUMN 'TYPE A'	
	DECORATIVE COLUMN 'TYPE B'	
	MAILBOX	
	6' THEME WALL	
	4' VIEW FENCE	
	8' SCREENING WALL	
	EXISTING 8' WALL	
	6' BUILDER WALL (4" x 8" x 16" FENCE BLOCK STUNED TO MATCH HARVEST BROWN)	



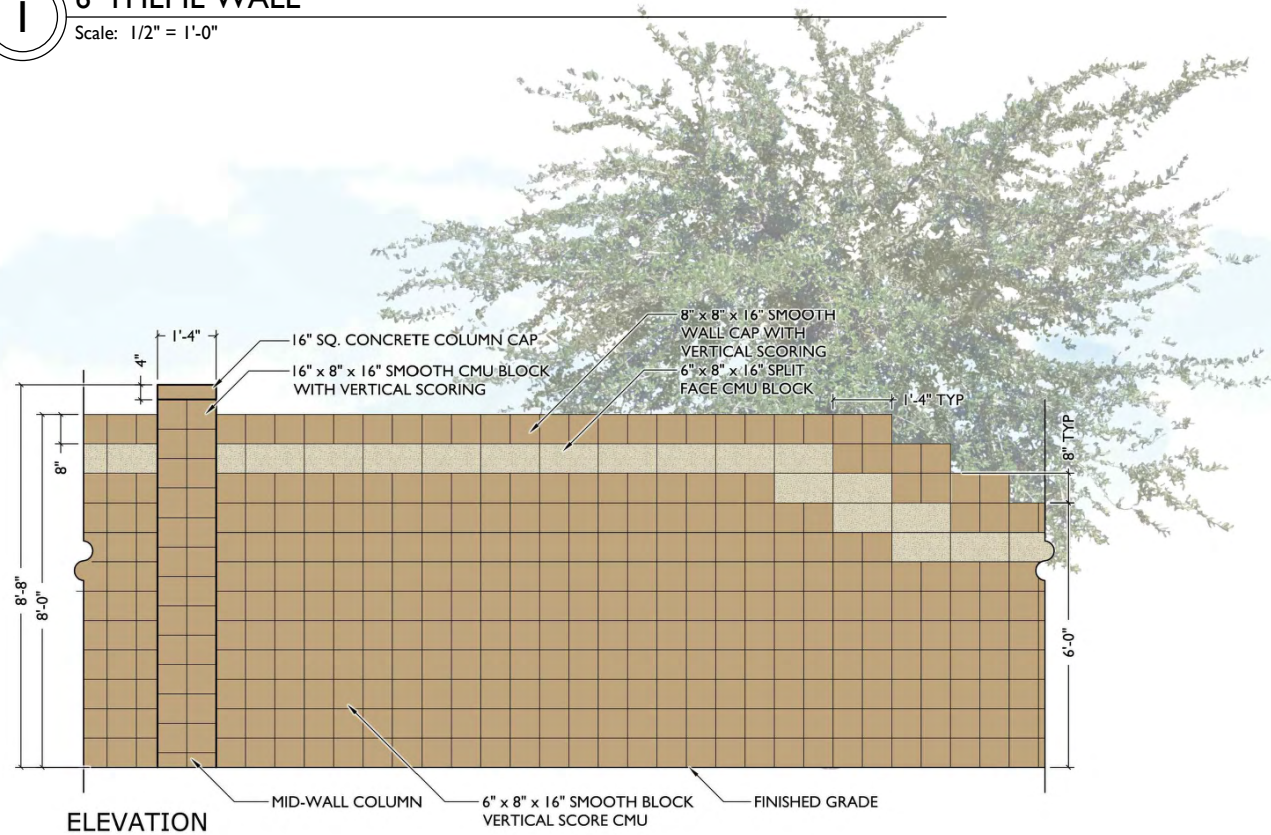
Scale: 1" = 50'-0"



ELEVATION

1 6' THEME WALL

Scale: 1/2" = 1'-0"



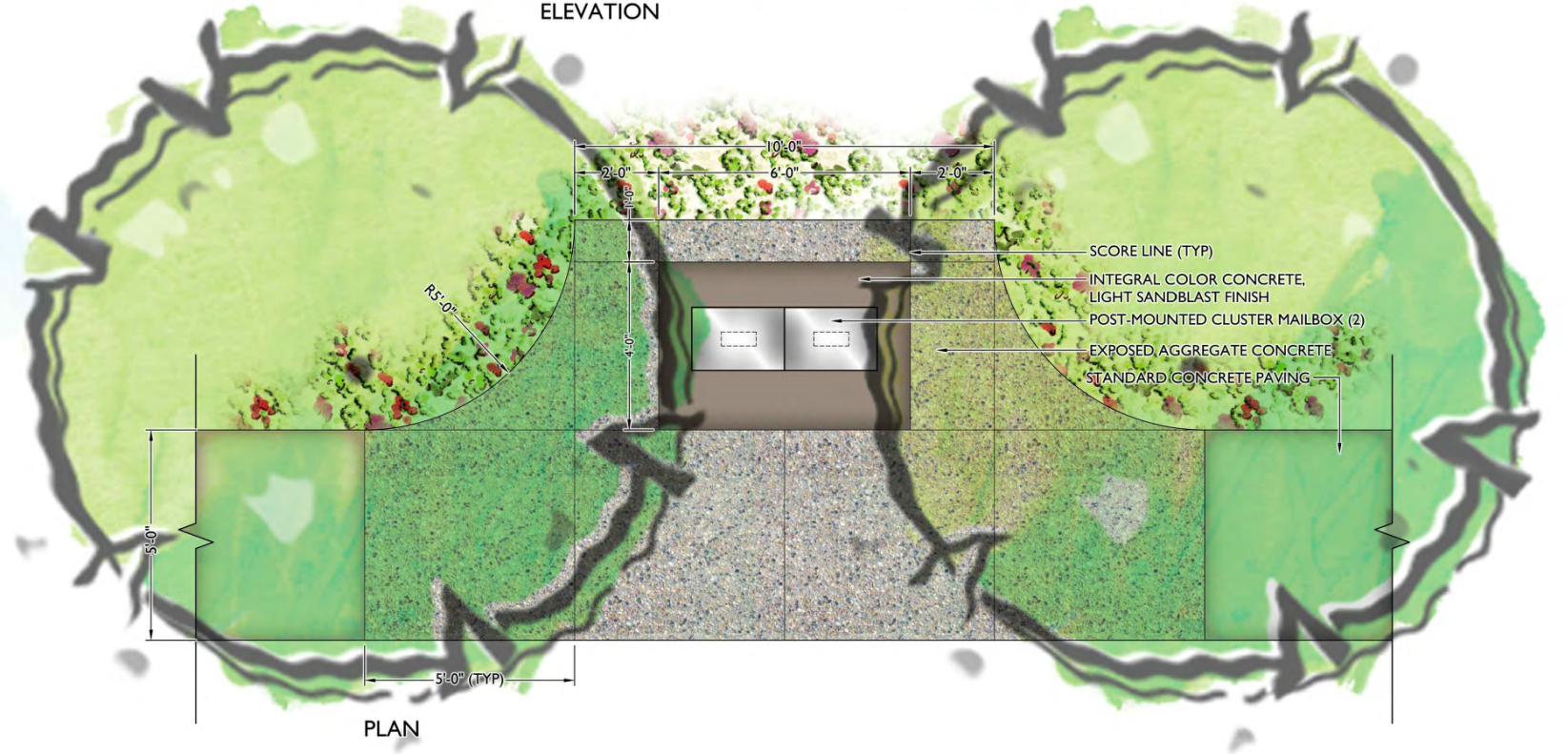
ELEVATION

2 8' SCREENING WALL

Scale: 1/2" = 1'-0"



ELEVATION



PLAN

3 CLUSTER MAILBOX

Scale: 1/2" = 1'-0"

BOLLARD LIGHT
KIM LIGHTING
COMPACT BOLLARD MODEL CBLED

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM
FINISH: DB-DARK BRONZE

*FINAL LAYOUT AND PHOTOMETRICS TO BE
DETERMINED BY ELECTRICAL ENGINEER

FLOOD ACCENT LIGHT
KIM LIGHTING
MICRO FLOOD LED MODEL EL218

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM
FINISH: DB-DARK BRONZE

*FINAL PHOTOMETRICS AND LAYOUT TO BE
DETERMINED BY ELECTRICAL ENGINEER

LIGHTING LEGEND

SYMBOL	ITEM
Ⓢ	Directional Up Light
Ⓛ	Bollard Light
Ⓡ	Ramada Light

GENERAL NOTES:

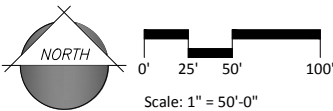
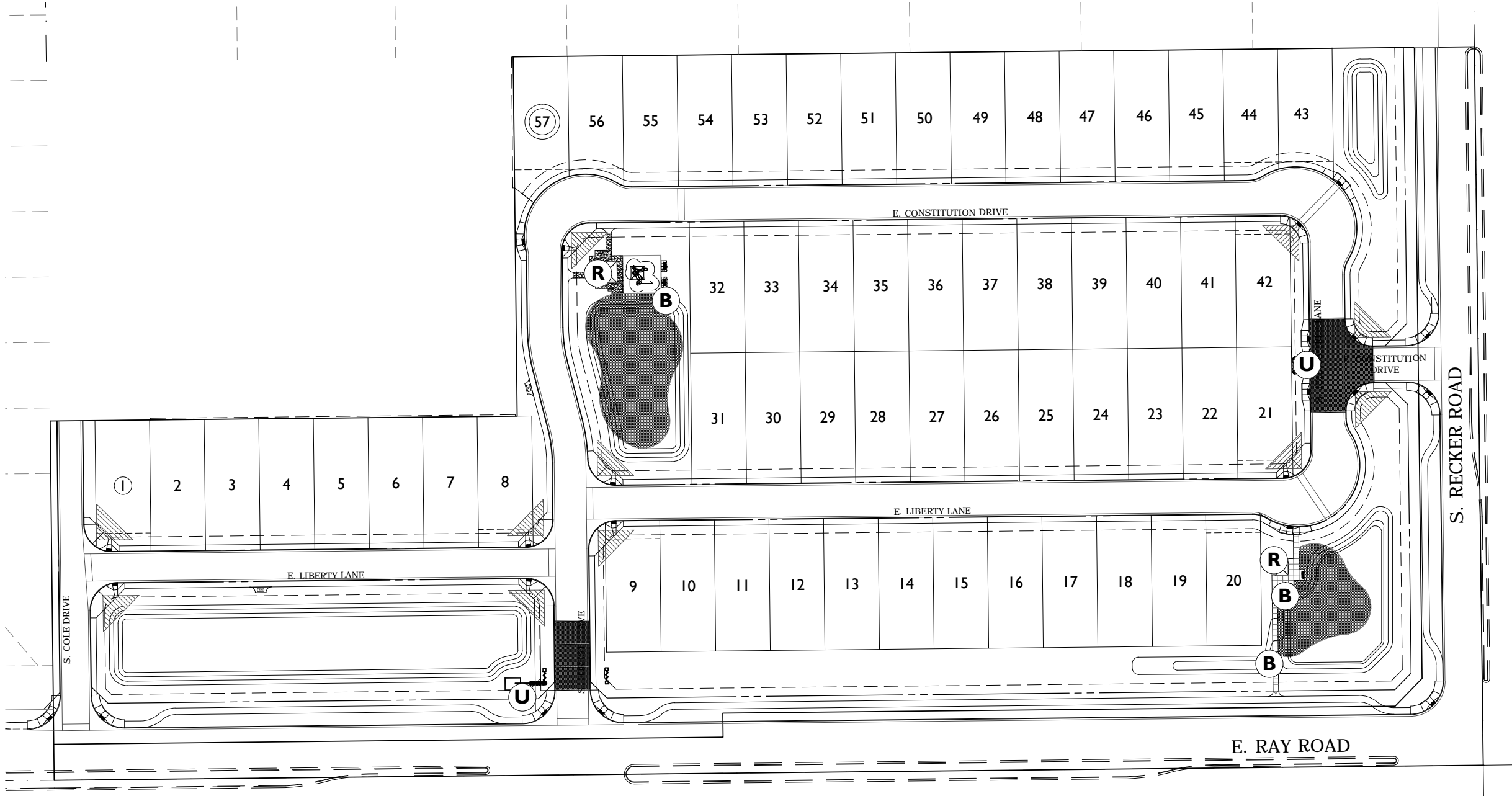
1. Final photometrics and layout to be determined by an Electrical Engineer. See conceptual lighting details for additional information.

1 BOLLARD LIGHT
NTS

Ⓛ

2 UP LIGHT
NTS

Ⓢ



MATERIALS & COLOR BOARD



BBQ GRILL
Model Grill 21 by Dumor, Color Black Or Equal



TRASH RECEPTACLE
Model LR300P by Wabash Valley
Perforated Pattern, Color Dark Bronze or Equal



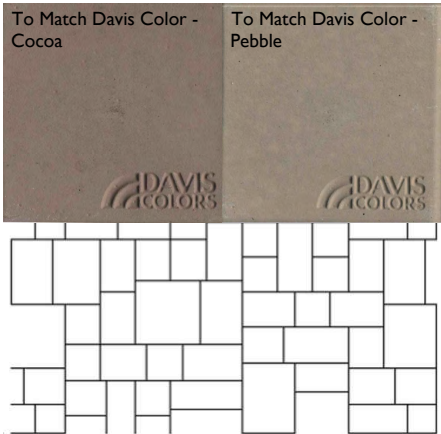
PICNIC TABLE
Prestige Series 46" Octagon Table by Wabash Valley, Perforated Pattern, Color Bronze or Equal



LANDSCAPE BENCH
Prestige Series 6' Bench by Wabash Valley
Perforated Pattern, Color Dark Bronze or Equal



BIKE RACK
Serpentine Bike Loop by Wabash Valley
Color Dark Bronze or Equal



DECORATIVE VEHICULAR PAVING
Pattern



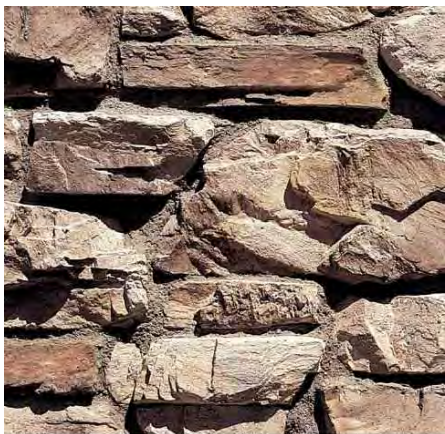
CMU
Split Face By Superlite Block, Stained to Match
Color Bone or Equal



CMU
Vertical Score By Superlite Block, Stained to
Match Color Harvest Brown or Equal



CMU
Founder Finish By Superlite Block, Stained to
Match Color Maricopa Brown or Equal



STONE VENEER
Italian Villa By Coronado Stone
Color Verona or Equal



DECOMPOSED GRANITE
Table Mesa Brown: 3/8" Screened or Equal